

MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

CALCULATION OF SALES PRICE FOR MPDU UNITS

FOR: _____
PROJECT NAME

1.	UNIT TYPE AND NUMBER OF STORIES	<u>townhouse/2 story</u>
2.	NUMBER OF BEDROOMS	<u>3</u>
3.	NUMBER OF FULL BATHS AND ROUGH-IN FULL BATHS	<u>2 and 1</u>
4.	NUMBER OF HALF BATHS AND ROUGH-IN HALF BATHS	<u>1 and 0</u>
5.	BASEMENT OF SLAB	<u>basement/walkout</u>
6.	END OR INTERIOR UNIT	<u>end</u>
7.	SQUARE FOOTAGE OF FINISHED AREA	<u>1,240</u>

CALCULATION OF COSTS

1,240 = Square footage of finished space from No. 7 above.

1,200 = Square footage of base unit @ \$46.00 per sq. ft. \$55,200

40 = Square foot difference from base @ \$23.00 per sq. ft. \$ 920

Subtotal \$ 56,120

Additions and Deletions:	Additions	Deletions
End Unit	<u>2,200</u>	_____
Rough-in Half Bath	_____	_____
Finished Half Bath	_____	_____
Rough-in Full Bath	<u>900</u>	_____
Finished Full Bath	_____	_____
Basement Addition/Deletion	_____	_____
Walkout Basement	<u>1,400</u>	_____
Expandable Space	_____	_____
ft. @ \$ _____	_____	_____
Vanities (2), linen closet	<u>775</u>	_____
_____	_____	_____
_____	_____	_____
Subtotal	<u>\$ 5,275</u>	_____

DIFFERENCE \$5,275

TOTAL DIRECT CONSTRUCTION COST \$61,335

MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

CALCULATION OF MPDU SALES PRICE

			Project Name
ITEM NUMBER	DESCRIPTION	COST	
1.	Direct Construction Cost (from page 1)	<u>\$61,335</u>	
2.	Direct Land Development Cost (from schedule)	<u>\$12,000</u>	
	a. Water and sewer house connection fees	<u>\$ 3,200</u>	
	b. Fire sprinkler system installation cost	<u>\$ 1,850</u>	
3.	Special Conditions		
	a. <u>recreation fees per lot</u>	<u>\$2,000</u>	
	b. <u>special area environmental construction measures</u>	<u>\$4,800</u>	
	c. <u>landscaping and site amenities</u>	<u>\$1,500</u>	
	d. _____	<u>\$ _____</u>	
	Subtotal of Special Conditions:	<u>\$ 8,300</u>	
4.	Total of Direct Construction Costs 1 + 2 + 3	<u>\$86,685</u>	
5.	Construction Financing		
	a. Construction Loan Financing Expenses		
	1) Interest Rate = Prime Rate + 2 pts. = 4.5+2=6.5		
	2) Construction loan rate x average take down rate (.50) x length of loan (.75) = ADJUSTED RATE		
	3) Construction Financing Costs = ADJUSTED RATE x 75% of sales price		
	4) Calculations: (#1) <u>6.5</u> x <u>50%</u> x <u>9/12</u> x <u>75%</u> = <u>1.83%</u>	<u>\$2,096</u>	
	b. Construction Loan Placement Fee:		
	1) 2% x 75% of Sales Price (1.5% of sales price)	<u>1.5%</u>	<u>\$1,718</u>
6.	Legal and Closing Costs		
	3.5% of Sales Price	<u>3.5%</u>	<u>\$4,010</u>
7.	Marketing and Sales Commission		
	4.5% of Sales Price	<u>4.5%</u>	<u>\$5,155</u>
8.	Pre-development Allowance and Contingencies		
	5% of Sales Price	<u>5.0%</u>	<u>\$5,728</u>
9.	Builders Overhead Allowance		
	8% of Sales Price	<u>8.0%</u>	<u>\$9,165</u>
10.	Subtotal of Percentages	<u>24.33%</u>	
	Unit Cost Calculation		
11.	a. Indirect Cost Percentage Total = 24.33% (Percentage total of 5 thru 9)		
	b. Inverse Ratio = (100% - a) ÷ 100 = (100-24.33) ÷ 100 = .7567		
	c. Price = <u>Subtotal (4)</u> = <u>86685</u> =		
	b .7567	<u>\$114,557</u>	
12.	Cost of Architectural Compatibility (from pg. 3)	<u>\$ 11,415</u>	
13.	MPDU Sales Price	<u>\$125,972</u>	

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Project Name _____

Architectural Compatibility Costs

The direct construction costs for architectural compatibility must be approved by the Department of Housing and Community Affairs. The percentage rate for construction financing is obtained from the calculations shown on 4 (1) 4(b), page 2. The cost of the architectural compatibility items must be reduced by a credit for the normal construction item which is included in the direct construction cost (i.e. brick facade reduced by cost of vinyl siding).

1. List of items for Architectural Compatibility

<u>Item No.</u>	<u>Description</u>	<u>Cost</u>
1.	Bay Window	\$1,500
2.	turned gable	\$ 850
3.	front door trim	\$ 300
4.	architectural roof shingles	\$ 300
5.	window trim features (6 ea. @ \$100)	\$ 600
6.	brick front	\$3,000
7.	upgraded fascia and soffit	\$ 350
8.	shutters (6 pair @ \$50)	\$ 300
9.	8/12 roof pitch	\$ 500
10.	2 ft. building offsets	\$ 600
11.	beaded siding (end unit only)	\$ 400
12.	end unit trim features	\$ 400
13.	extra windows (2 @ \$400 each)	\$ 800
14.		
15.		

Subtotal Cost: \$9,900

Less Cost of Items Included in the base price: siding on front \$ 350

Total: \$9,550

2. Calculation for Architectural Compatibility

<u>Item</u>	<u>Description</u>	<u>Cost</u>
1.	Construction Financing (from 5 (a) (4) pg. 2)	1.83
2.	Construction Loan Placement Fee (1.5%)	1.5
3.	Pre-Development Expenses (5%)	5.0
4.	Builder's Overhead Expenses (8%)	<u>8.0</u>
5.	Total of Percentages	16.33
6. a)	Indirect Cost Percentage Total	16.33
b)	Inverse Ratio	$(100\% - 6a) \div 100 = (100 - 16.33) \div 100 = .8367$
7.	Cost for Architectural Compatibility = <u>Amount from Section 1</u>	<u>\$ 9550</u>
	6 (b)	<u>.8367</u>
		<u>\$11,415</u>